

**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL SPECIAL MEETING MINUTES**

DATE July 30, 2009

ATTENDANCE

PRESENT: Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz.

ABSENT: None.

STAFF: Director of Finance & Administration/City Clerk Kay Kammer; City Attorney Chris Sundstrom; Public Works Director Steve Wall

CALL TO ORDER [6:30:42 PM](#)

PLEDGE OF ALLIEGANCE

LATE CHANGES TO THE AGENDA

Possible late change: Business item No. 2 may not be applicable this evening unless Ordinance No. 1034 is adopted

PUBLIC HEARING

1. Development Agreement between the City of Ridgefield and Horns Corner Properties Inc.

Opened [6:32:55 PM](#)

Steve Wall, Public Works Director

Developer is looking for ways to move project forward

City has looked at ways to incentivize development

Staff has been working with the Developer and their consultants forming a Development Agreement

Bonding: City typically has two types of bonds for subdivisions

- Performance Bond - for infrastructure improvements not yet completed, mainly parks for Pioneer Canyon
30 Building permits would be allowed to be issued before parks and trails would be required
- Maintenance Bond – for improvements dedicated to the City
Inspections would be done by staff every ninety days for a two year period
Potential risk for the city not having bonds in place

Parks: Club house was required but in lieu of Club House an additional park will be built

Parks, trails and open spaces will be dedicated to the City for public use – will try to place items into the update of the Capital Facilities Plan (CFP) and add the \$150,000 Park Impact Fee(PIF) credit

Home Owner Association (HOA) would maintain parks, trails and open space for a period of 5 years

Phasing: original approval had one phase, developer went through two minor modifications, and proposed development agreement has two phases

Fees: would be collected at time of occupancy rather than at building permit issuance

Financial impacts to cash flow for the City not collecting fees until time of occupancy

Randy Printz, Attorney for Developer

Agreement runs with the land which would bind current and future developers

Development Agreement modifies relatively minor conditions of original plat

Mr. Wertz arrived [6:53:38 PM](#)

Bonding: 99% of the infrastructure is already completed, landscaping basically is the only thing left
Developer has demonstrated ability and willingness to do what he says he will do
Park Improvements for CFP: very similar what was done with the round-about, all improvements are generally for two years, HOA will maintain for 5 years

Charles Gretsich, non-resident
Express support for Development Agreement and encourage approval by the Council

Art Edgerly, Superintendent for Ridgefield School District
Recognize the importance for the community
Support the agreement and encourage the Council to support
Will be good for the community

Closed [7:01:13 PM](#)

BUSINESS

1. Ordinance No. 1034
First reading of a Development Agreement between the City of Ridgefield and Horns Corner Properties Inc.

MOTION: Council member David Taylor moved to suspend the rules and adopt Ordinance No. 1034 at the first reading as presented

SECOND: Council member Matt Swindell.

Council discussion:

Occupancy permit must be presented to the title company prior to closing
Take \$150,000 from sales tax revenue and pay for the park rather than changing the CFP
Land may be valued less today than when CFP was adopted and dollars may go farther

Randy Printz, Attorney

Can only give credits for things that are actually listed on the plan
Credits are only given for developer built projects
City's may not collect impact fees and also expect developers to build infrastructure
Fees must match improvement list

Mark Jefferies, Developer

Did not include land values in proposals

Council discussion:

We don't have to do any design, just accept improvements

[7:15:59 PM](#)

Vote:

4-0

Yes: Mayor Ron Onslow; Council member Matt Swindell, David Taylor and Lee Wells
No: None
Abstained: Council member Darren Wertz (did not receive information in time to fully evaluate and review)
Absent: None

Motion unanimously passed.

2. Motion – Approval of Phase I Pioneer Canyon Final Plat

Staff has reviewed plat and believes it complies with Hearings Examiner final order
Staff is waiting for a couple of items
Recommend approval with the condition that items outstanding must be received by the City prior to recording

MOTION: Council member Matt Swindell moved to adopt Pioneer Canyon Planned Unit Development Subdivision Phase I Final Plat subject to the conditions of recording indentified in the July 30, 2009 memorandum from the Public Works Director.

SECOND: Council member David Taylor.

Council discussion:

Developer aware of conditions

Ability to vote if abstained from Development Agreement

Per previous agreement, developer will be able to move forward with 11 homes

Mark Jefferies, Developer

Able to get going right away

[7:23:33 PM](#)

Vote:

5-0

Yes: Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz

No: None

Abstained: None

Absent: None

Motion unanimously passed.

ADJOURN [7:23:29 PM](#)

Kay Kammer
Director of Finance & Administration
City Clerk

Ron Onslow
Mayor